Simmons Estates

EST: 1996









Croxdale Road, Borehamwood,

£575,000

- Three Double Bedrooms
- Two Bathrooms (Including En-Suite)
- Generous South-East-Facing Rear Garden
- Excellent Condition Throughout
- Walking Distance to Town Centre & Station
- Two Reception Areas
- Extended To The Rear & Loft Converted
- Underfloor Heating in Rear Extension
- Fitted Wardrobes & Eaves Storage
- Close to Local Shops, Aberford Park & Synagogues

Situated on the sought-after Croxdale Road in Borehamwood, this beautifully presented & substantially extended three-bedroom family home offers approximately 1,215 sq ft of spacious, modern accommodation arranged over three floors. Ideally located within walking distance of Borehamwood Town Centre, Elstree & Borehamwood Station, local shops, Aberford Park & nearby synagogues.

Upon entering, you are welcomed into a bright & comfortable reception room, providing an ideal space for relaxing. Continuing through the ground floor, the property opens into an impressive extended kitchen/dining/family room, creating a superb space for everyday family living & entertaining. The extension features two skylights, allowing natural light to flood the room, underfloor heating & direct access to the rear garden. The kitchen offers generous worktop & storage space, including a double oven, whilst additional understairs storage provides further practicality.

On the first floor are two well-proportioned double bedrooms, both benefiting from fitted wardrobes, alongside a modern family bathroom.

The second floor has been thoughtfully converted to create a spacious principal bedroom with its own en-suite shower room & useful eaves storage, providing a private retreat away from the main living accommodation.

To the rear, the property enjoys a generous south-east-facing garden, offering an excellent space for outdoor dining & relaxation. The garden also benefits from external power sockets, whilst the property enjoys pleasant views overlooking nearby playing fields.

Combining three double bedrooms, two reception rooms, two bathrooms (including an en-suite), a substantial rear extension & loft conversion, this attractive family home offers generous accommodation in one of Borehamwood's most desirable residential locations.

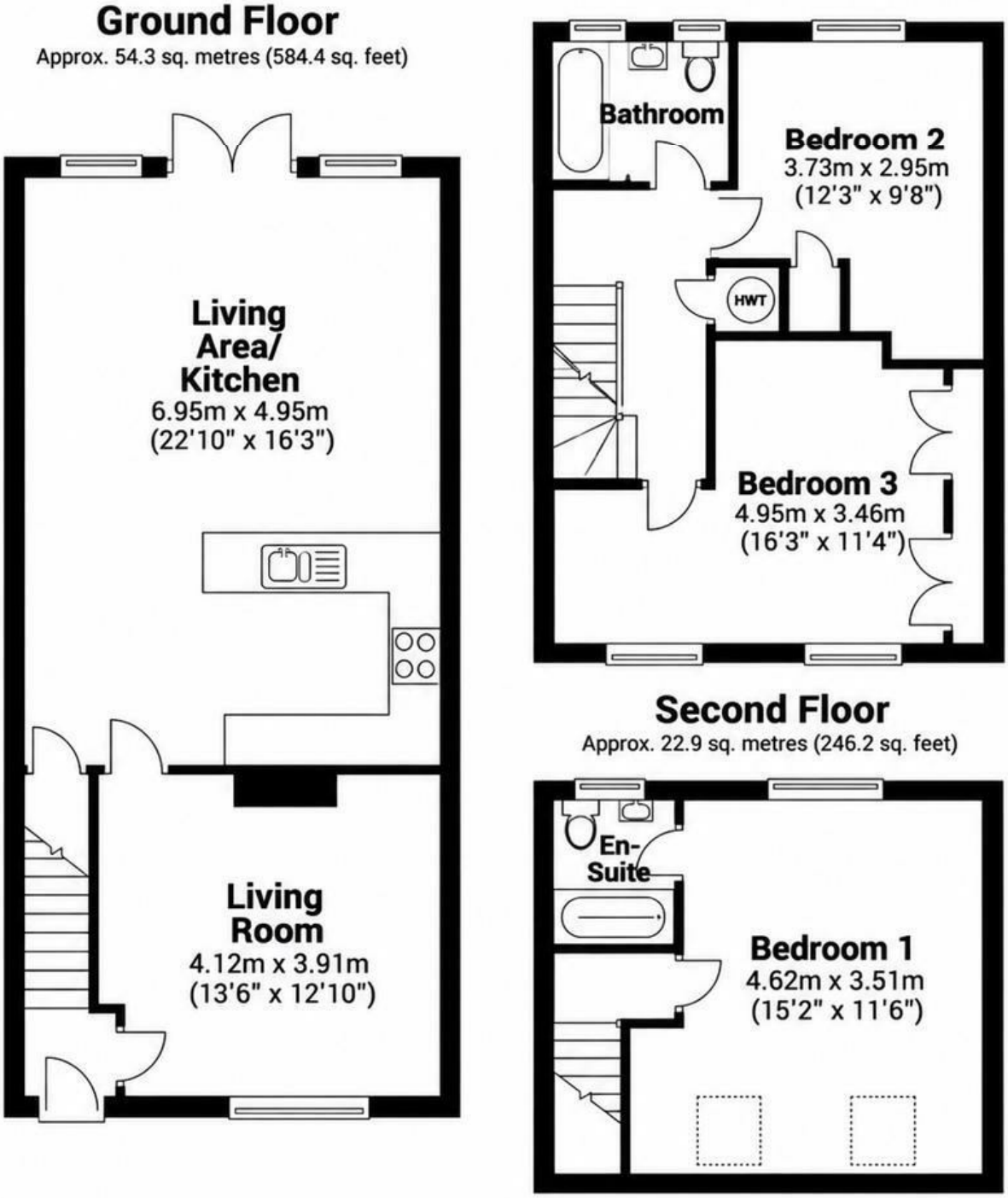


First Floor

Approx. 35.7 sq. metres (384.6 sq. feet)

Ground Floor

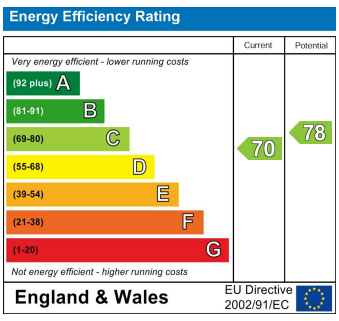
Approx. 54.3 sq. metres (584.4 sq. feet)

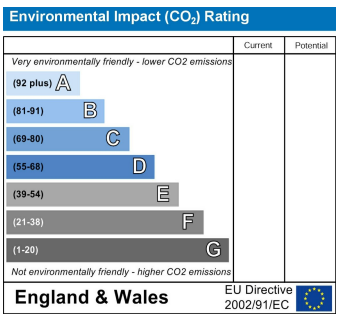


Second Floor

Approx. 22.9 sq. metres (246.2 sq. feet)

Total area: approx. 112.9 sq. metres (1215.1 sq. feet)





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